

#### 19.10.130 Building location, construction and design.

All buildings and accessory structures in the FM zones, including single-family and multifamily dwellings, shall be located, constructed, and designed in compliance with the development standards set forth in the foothills and canyons overlay zone, Section 19.72.030, "Development standards," and in Chapter 19.73 of this title, "Foothills and Canyons Site Development and Design Standards." (Ord. 1417 § 4 (part), 1998) **SEE BELOW**

### Chapter 19.73 FOOTHILLS AND CANYONS SITE DEVELOPMENT AND DESIGN STANDARDS

#### 19.73.010 Purpose and intent.

A. The general purpose of these standards is to promote development that will balance the rights of the landowner with protection of the county's sensitive lands, especially its irreplaceable foothill and canyon environments. Many of these standards are broad in nature to allow flexibility in design so development can be evaluated on a site by site basis, while insuring that development will be compatible with the natural landscape, and consistent with the public welfare.

B. The development standards contained herein are intended specifically to accomplish the following purposes:

1. Preserve and enhance the beauty of the landscape by encouraging the maximum retention of natural topographic features, such as drainage swales, streams, slopes, ridge lines, rock outcroppings, vistas, natural plant formations, trees, and similar features;
2. Encouraging planning, design, and development of building sites in a manner that provides the maximum in safety and enjoyment while adapting development to, and taking advantage of, the best use of natural terrain;
3. Establish a foundation for development in sensitive lands to insure a more harmonious relationship between man-made structures and the natural setting;
4. Direct new development in the canyons and foothills toward areas meeting suitability criteria as outlined in the Wasatch Canyons general plan suitability analysis, and other applicable general or community plans. (Ord. 1473 (part), 2001; Ord. 1417 § 3 (part), 1998)

#### 19.73.020 Using this chapter.

The development and design standards set forth in this chapter fall into two categories:

A. Mandatory standards, which are identified by a "+" notation in the left-hand margin; and

B. Advisory standards that are strongly encouraged, but not mandatory, which are identified by a "o" in the left-hand margin.

Subdivisions and development subject to this chapter shall comply with all of the "+" standards and shall attempt to incorporate, to the extent feasible or practical, all of the "o" standards. (Ord. 1417 § 3 (part), 1998)

#### 19.73.030 Site selection and planning standards.

A. To the maximum extent feasible, match the development program to the available land on the site:

+ 1. A site shall be selected that is suitable for the type of building or use being planned without major alterations to the site.

o 2. The minimum and maximum slope gradients that can work with each type of land use in the development program shall be considered. Compare the amount of land needed for the program with the amount of buildable land on the site. Select a site that best suits the type of building or use recognizing the particular opportunities and disadvantages of the site.

+ 3. Avoid sites that show evidence of slope instability, landslides, avalanche, flooding, or other natural or man-made hazards. (See Chapters 19.75, “Natural Hazard Areas,” and 19.74, “Floodplain Hazard Regulations.”)

B. Site buildings in a manner that preserves existing land forms (See Figure 1.):

o 1. Each building shall be located so that it does not dominate the site.

+ 2. To the maximum extent feasible, the most prominent areas of the site shall be left in their natural condition. Structures shall be screened using existing land forms and vegetation. (See Section 19.72.030H, “Tree and Vegetation Protection.”)

+ 3. To the maximum extent feasible, buildings should be placed in the following locations on a site:

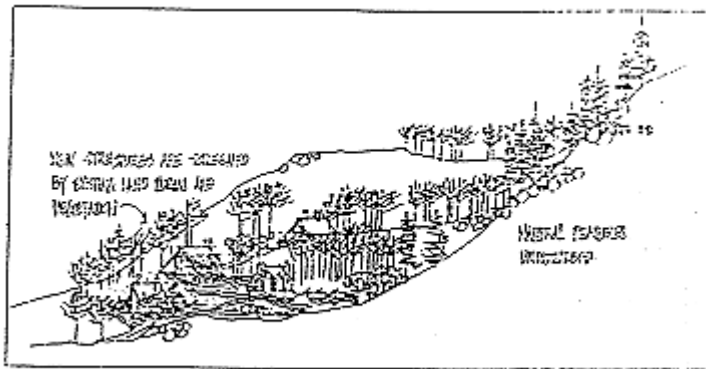
a. Within tree masses to screen buildings;

b. At the edge of trees or land masses overlooking open space; or

c. In open areas where they are not visible from roads, trails, or other public lands.

**Figure 1**

**Canyon Foothill continues to serve as a visual element in the site and surrounding areas.**



*Figure 1. Canyon Foothill continues to serve as a visual element in the site and surrounding areas.*

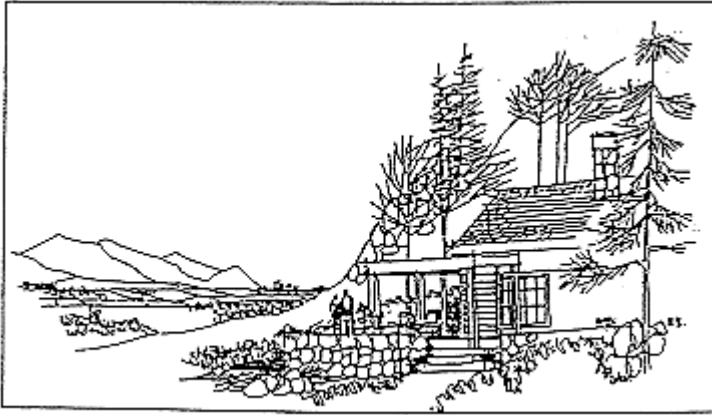
C. Site buildings in a manner that preserves significant views (See Figure 2.):

o 1. Buildings should be designed to fit their sites and to leave natural massing and features of the landscape intact. Treat each building as an integral part of the site rather than an isolated object at odds with its surroundings.

+ 2. To the maximum extent feasible, views both to the site and to features beyond, as seen from public rights-of-way, trails, and other public lands, shall be maintained. To the maximum extent feasible, new construction shall not dominate views or obscure the views of others.

**Figure 2**

**Site buildings in a manner that preserves significant views.**



*Figure 2: Site buildings in a manner that preserves significant views.*

D. Site buildings so their form does not break prominent skylines (See Figure 3.):

+ 1. Buildings shall be sited off of highly visible places and designed so they are not obtrusive, do not loom out over the hillside, and do not break prominent skylines. Skylines are ridges or hilltops that do not have backdrops behind them. Heavily traveled roads or public areas are key vantage points.

**Figure 3**

**NO: Site structures so their form does not break prominent skylines.**



*Figure 3: NO: Site structures so their form does not break prominent skylines.*

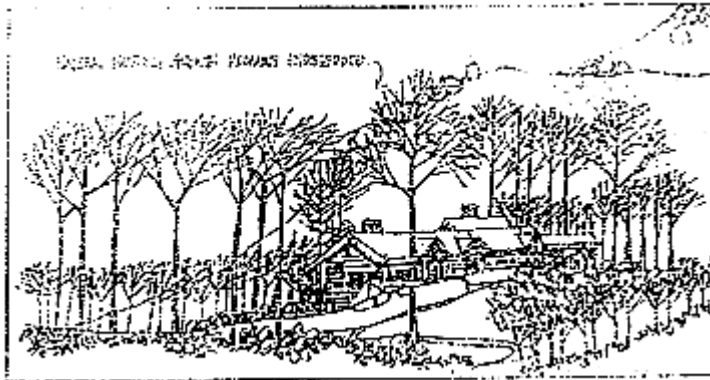
E. Site buildings in a manner that preserves significant trees and vegetation (See Figure 4.):

+ 1. The building shall be sited in a place where a minimum amount of trees and vegetation will need to be removed. (See Section 19.72.040, "Establishment of limits of disturbance.")

+ 2. New construction shall comply with Section 19.72.030H, "Tree and Vegetation Protection," and Section 19.73.060 of this chapter, "Landscaping and Vegetation."

**Figure 4**

**Site buildings in a manner that preserves significant vegetation.**

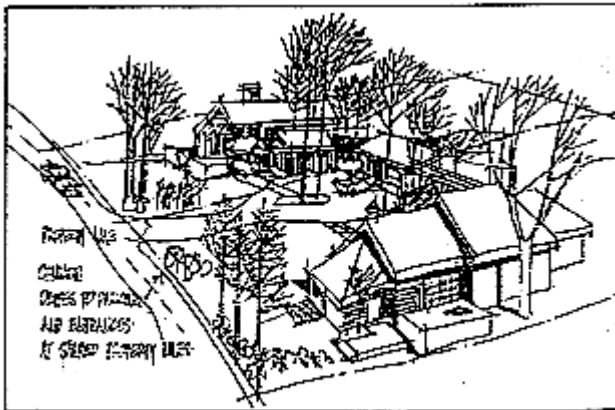


*Figure 4: Site buildings in a manner that preserves significant vegetation.*

- F. Cluster buildings and parking, and coordinate neighboring developments (See Figures 5 and 6.):
- o 1. Clustering is encouraged to reduce the amount of land being disturbed and to share the cost of providing services, road and parking area maintenance, snow removal, etc. (See Section 19.73.090, “Access, circulation and off-street parking” of this chapter.)
  - o 2. Cooperation among adjoining land owners to achieve coordinated development is strongly encouraged. For example, clustering buildings and combining or sharing services into a central location reduces the number of access roads and parking areas within a site.

**Figure 5**

**Cluster residential buildings and driveways to minimize disruption of natural features.**



*Figure 5: Cluster residential buildings and driveways to minimize disruption of natural features.*

**Figure 6**

**Cluster businesses and access drive to minimize disruption of natural features.**



Figure 6: Cluster businesses and access drives to minimize disruption of natural features.

G. Locate parking facilities to minimize their visual impact (See Figure 7.):

- + 1. Parking facilities shall be located so that they can be screened to blend into the natural environment and will not require backing onto a public street. (See Section 19.73.090 of this chapter, "Access, circulation and off-street parking.")
- + 2. To the maximum extent feasible, parking facilities shall be located to the rear or side of main buildings facing away from a public street or where they can be screened so they do not dominate the streetscape. Parking facilities shall be designed to follow the existing topography and to provide adequate snow storage areas.

**Figure 7**

**Locate parking facilities to minimize their visual impact.**

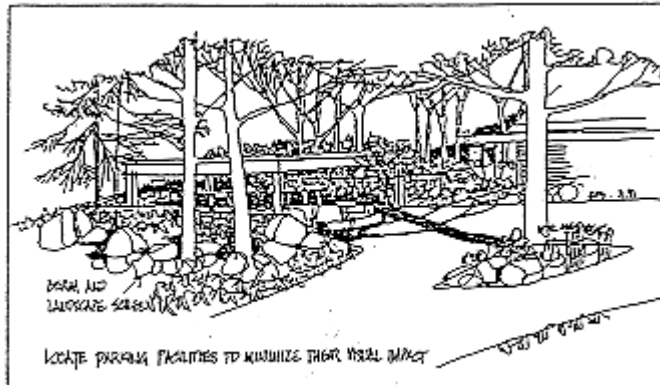


Figure 7: Locate parking facilities to minimize their visual impact.

H. Place utility lines underground.

- + 1. To the maximum extent feasible, utilities shall be placed underground and within existing roadways or in established shoulders in order to minimize the impact to existing natural features such as natural vegetative patterns and land forms. (See Figure 8.)
- + 2. Tree cutting for utility corridors shall be feathered to reduce visual impacts. All disturbed areas shall be revegetated. (See Section 19.73.060, "Landscaping and Revegetation" and Section 19.72.030H, "Tree and Vegetation Protection.")

**Figure 8**

**Place utility lines underground.**

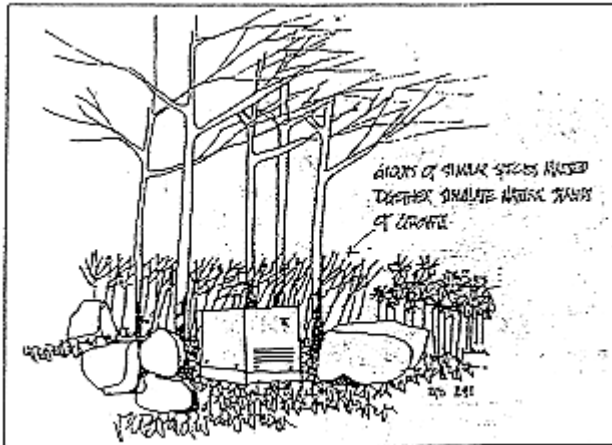


Figure 8: Place utility lines underground.

(Ord. 1417 § 3 (part), 1998)

#### 19.73.040 Building scale and design.

A. Design buildings so they solidly meet the ground plane (See Figures 9 and 10.):

- + 1. Building designs requiring a strong structural statement such as extensive cantilevers or cuts and fills on sensitive hillsides shall be prohibited.
- + 2. To the maximum extent feasible, placing buildings on piers such that exterior walls do not continue down to the ground shall be prohibited because of aesthetic and energy efficiency concerns.
- o 3. Buildings that firmly meet the ground convey an appearance of greater permanence, and shall be strongly encouraged.

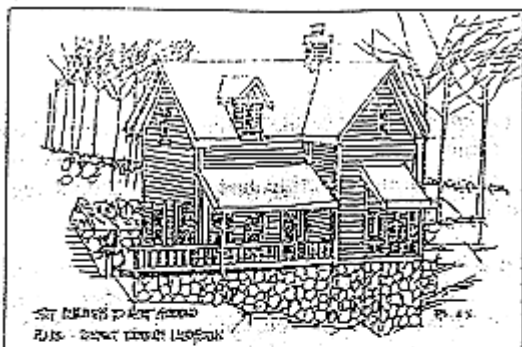


Figure 9: Design buildings so they sit solidly on the ground plane.



Figure 10: NO: this building is not designed to follow natural terrain contours.

B. Design buildings on hillsides to follow the natural terrain (See Figure 11.):

- + 1. Buildings shall be located to minimize earth work and land disturbance.
- + 2. To the maximum extent feasible, buildings shall be sited in locations that are sympathetic to existing contours rather than those that require a building solution that would dominate the site. Buildings shall be designed to follow natural contours rather than modifying the land to accept a building design not tailored to the site. (See Section 19.73.070, "Grading" and Section 19.72.030C, "Grading Standards.")

**Figure 11**  
**Design buildings on hillsides to follow the natural terrain.**

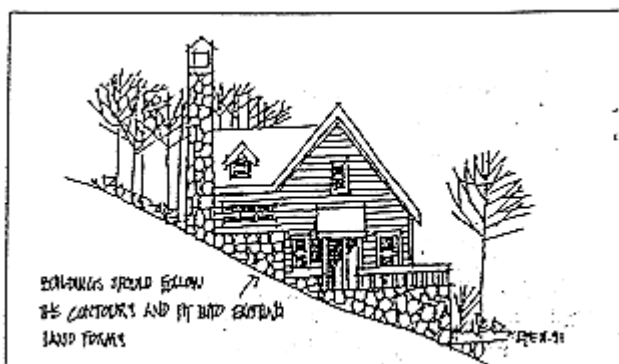


Figure 11: Design buildings on hillsides to follow the natural terrain.

C. Design buildings to minimize mass and scale (See Figures 12-15.):

+ 1. To the maximum extent feasible, building design shall incorporate changes in the planes of walls and changes in the slope and height of roof lines to add variety, create visual interest, and minimize scale.

**Figure 12**  
**Building design should minimize its scale**



*Figure 12: Building design should minimize its scale.*

o 2. Buildings can be made to seem larger or smaller depending on the proportional relationship of separate building elements. Human-scale buildings create a comfortable and friendly atmosphere. Building scale should complement rather than dominate the landscape.

+ 3. To the maximum extent feasible, the massing of buildings shall be scaled to harmonize and balance with the specific site and its natural features, especially when buildings are located at tree or land mass edges or in the open, by incorporating the following design principles:

o a. Roof lines and building mass should echo the angles and shapes repeated in the natural landscape, and shift or bend to change directions; and

+ b. Building mass and wall lines shall be broken up to conform to existing slope and avoid unbroken expanses of building mass and walls that can intrude into the natural canyon setting and dominate a site.

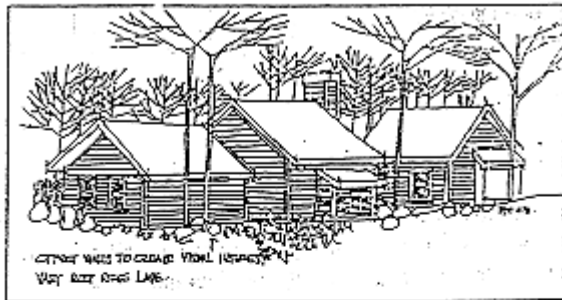


Figure 13: Building design should minimize its scale.

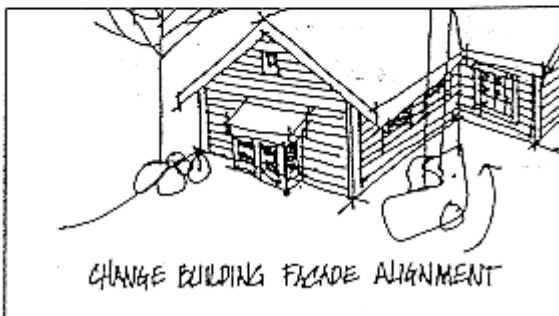


Figure 14: Building design should minimize its scale.

**Figure 15**  
Building design should minimize its scale.

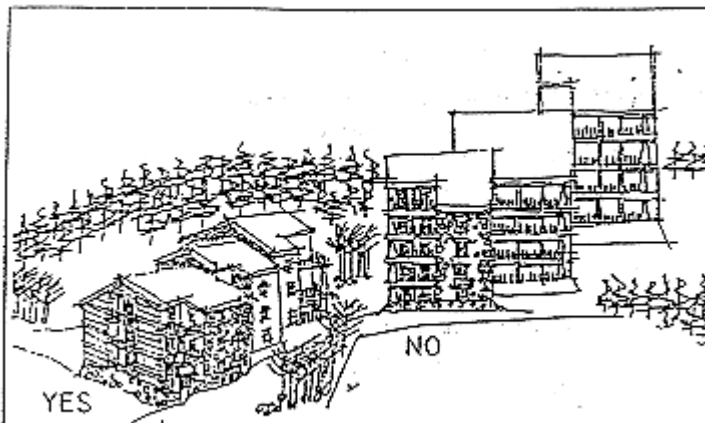


Figure 15: Building design should minimize its scale.

(Ord. 1417 § 3 (part), 1998)

19.73.050 Building materials and colors.

- A. Use exterior wall colors that harmonize with the landscape and surrounding buildings;
  - + 1. Indigenous materials and colors shall be used in order to mimic natural textures.
  - + 2. To the maximum extent feasible, predominant tones on exterior walls shall tend toward neutral colors such as warm earthy hues, dark green of forests, whites, greys and grey-brown of the mountains,

the tan of grasses, and similar colors. Bright, harshly contrasting color combinations shall be avoided.

B. Use roof surfacing materials that blend with the colors of the adjacent landscape and that are composed of materials which reduce the risk of fire;

+ 1. The color of roof surfacing materials shall be either brown, dark green, grey, or other color that blends in with the surrounding landscape.

+ 2. Wood roofing shingles shall not be allowed in the canyons or foothills because of their potential to ignite during wildfires and increase structural damage. (Ord. 1417 § 3 (part), 1998)

#### 19.73.060 Landscaping and vegetation.

See also Section 19.72.030H, "Tree and Vegetation Protection" for those properties located in the foothills and canyons overlay zone.

A. Preserve existing trees and vegetation;

+ 1. To the maximum extent feasible, existing concentrations of significant trees and vegetation shall be preserved and remain undisturbed as an important site amenity. For the purposes of this chapter, "significant trees and vegetation" shall be defined as set forth in Section 19.72.070. (See also Section 19.73.030E of this chapter.)

+ a. Notwithstanding the provisions set forth in this section, existing vegetation located within thirty feet of the primary structure on a site shall be thinned and regularly maintained to help minimize the risk of property damage from wildfire, and to provide space for fire-fighting equipment and personnel.

o b. When landscaping within this thirty-foot fire-break area, use of fire-resistant plants is strongly encouraged. (For a list of fire-resistant plants, contact the Wasatch-Cache National Forest, Salt Lake Ranger District, or the Utah Division of Forestry, Fire, and State Lands.) See also Section 19.72.030(H)(3)(c), "Wildfire Hazards and Tree/Vegetation Removal."

+ 2. To the maximum extent feasible, dryland species shall be selected for slope revegetation, and irrigation will be minimized to reduce potential problems.

B. Landscape to retain harmony between the various elements of a landscape and to preserve its original character:

+ 1. Landscaping for new development shall incorporate natural features in the landscape such as trees, significant vegetative patterns, interesting land forms, rocks, water, views and orientation.

+ 2. Landscaped areas shall be an integral part of the development project, and not simply located in left-over space on the site. New planting shall blend in with the existing landscape.

+ 3. All disturbed areas shall be revegetated using native or adapted plant species and materials characteristic of the area.

o 4. Use of fire-resistant plants is also strongly encouraged. (For a list of fire-resistant plants, contact the Wasatch-Cache National Forest, Salt Lake Ranger District, or the Utah Division of Forestry, Fire, and State Lands.) (Ord. 1417 § 3 (part), 1998)

#### 19.73.070 Grading.

A. Limit site grading for buildings to preserve existing land forms. See Section 19.72.030C, "Grading Standards." (See Figures 16 and 17.):

+ 1. To the maximum extent feasible, building designs that require extensive cut and fills shall not be allowed.

+ 2. To the maximum extent feasible, modification of the natural terrain shall be minimized by retaining the natural landscape, including existing trees and vegetation.

+ 3. To the maximum extent feasible, slopes steeper than thirty percent shall not be disturbed.

+ 4. To the maximum extent feasible, buildings, driveways, and roads shall follow the natural contours of the site. Site grading shall follow Appendix Chapter 33, "Excavation and Grading," of the Uniform Building Code (1994 edition, as amended from time to time) and "Best Management Practices" (1977) as set forth in the Salt Lake County Erosion-Sediment Control Handbook (1981 edition and as

amended from time to time).

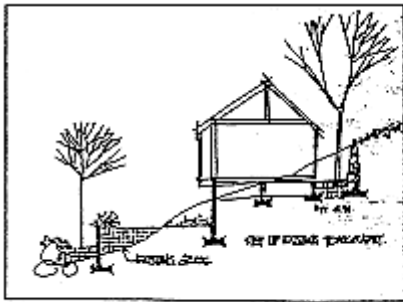


Figure 16: YES: Buildings should be designed to limit site grading.

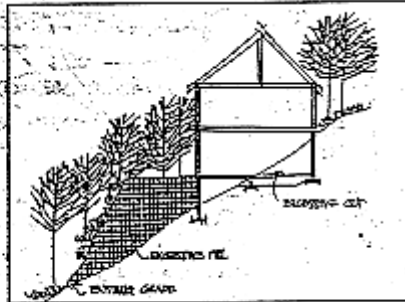


Figure 17: NO: Buildings shall not be designed with extensive cut or fill.

(Ord. 1417 § 3 (part), 1998)

#### 19.73.080 Drainage.

A. Site design shall not change natural drainage patterns. (See Figure 18.):

- + 1. All final grading and drainage shall comply with Appendix Chapter 33, “Excavation and Grading” of the Uniform Building Code (1994 edition and as amended from time to time) and “Best Management Practices” (1977) as set forth in the Salt Lake County Erosion-Sediment Control Handbook (1981 and as amended from time to time).
- + 2. To the maximum extent feasible, development shall preserve the natural surface drainage pattern unique to each site as a result of topography and vegetation. Grading shall ensure that drainage flows away from all structures, especially structures that are cut into hillsides. Natural drainage patterns may be modified on site only if the applicant shows that there will be no significant adverse environmental impacts on site or on adjacent properties. If natural drainage patterns are modified, appropriate stabilization techniques shall be employed.

**Figure 18**

**Site design shall not change natural drainage patterns.**

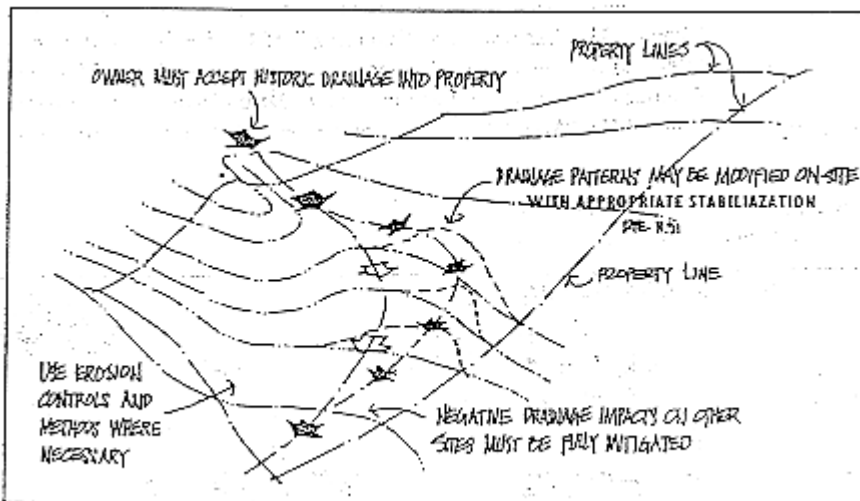


Figure 18: Site design shall not change natural drainage patterns.

- + 3. Development shall mitigate all negative or adverse drainage impacts on adjacent and surrounding sites.
- + 4. Standard erosion control methods shall be used during construction to protect water quality, control drainage, and reduce soil erosion. Sediment traps, small dams, or barriers of straw bales shall be

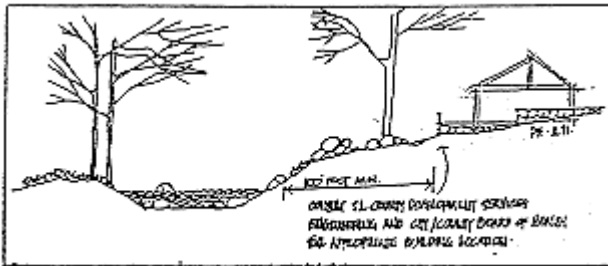
located wherever there are grade changes to slow the velocity of runoff.

B. Locate buildings outside stream corridor buffer zones;

+ 1. Permanent structures shall be located a minimum of one hundred feet horizontally (plan view) from the ordinary high-water mark of stream corridors or other bodies of water. (See Figure 19.) At the discretion of the development services director, and based on site-specific studies such as soils or vegetation, set-back distances may be reduced according to the modification provisions and criteria set forth in Section 19.72.060B, or greater setback distances may be required. The Salt Lake County development services, engineering section, and the city/county board of health should be consulted in determining appropriate site-specific setback requirements. See also Section 19.72.030J, "Stream Corridor and Wetlands Protection."

**Figure 19**

**Buildings should not be located within stream buffer zone.**



*Figure 19: Buildings should not be located within stream buffer zones.*

+ 2. To the maximum extent feasible, developments shall not alter natural waterways.

C. Bridges for stream crossings are recommended. (See Figures 20 and 21.)

+ 1. To the maximum extent feasible, the use of culverts to cross perennial streams shall not be allowed. Culverts may be used on small side drainages, across swales, and on ephemeral or intermittent streams. See Section 19.72.030J, "Stream Corridor and Wetlands Protection."

+ 2. Bridges and culverts shall be sized to pass one hundred-year storm events. Concrete or stone head walls and side walls shall be required to maintain the integrity of the bridge structure. See also Chapter 17, Flood Control and Water Quality, Section 17.08.090, "Replacement and New Bridge and Culvert Design Criteria."

**Figure 20**

**Culverts are allowed on small side drainages  
across swales and on ephemeral or intermittent streams.**



*Figure 20: Culverts are allowed on small side drainages, across swales and on ephemeral or intermittent streams.*

**Figure 21**

**Bridges for stream crossings are recommended.**

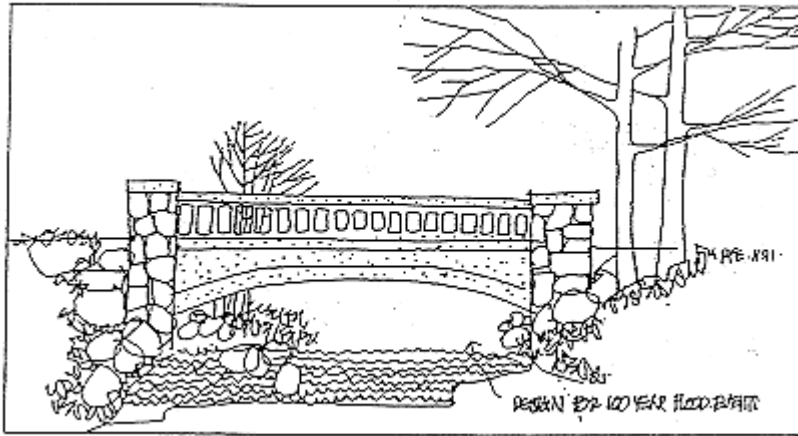


Figure 21: Bridges for stream crossings are recommended.

(Ord. 1417 § 3 (part), 1998)

19.73.090 Access, circulation and off-street parking.

A. Design traffic circulation to respect existing topography, achieve acceptable slopes, and adhere to minimum width and turning standards:

- + 1. Safe and adequate access shall be provided in all new development. Access shall be of adequate width to allow for snowplowing and snow storage;
- + 2. Access roads shall avoid steep grades and sharp turning radii that can make access, especially in the winter, difficult;
- + 3. Roads and driveways which run perpendicular to the contours of a site shall be prohibited. (See Figures 22-24;

**Figure 22**

**Driveways to residences shall avoid steep grades and respect the contours of the site.**

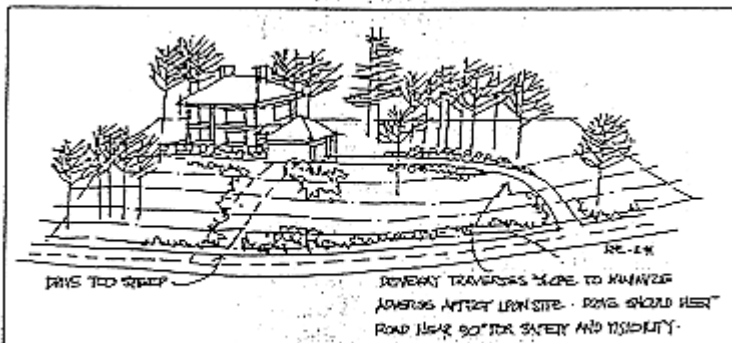


Figure 22: Driveways to residences shall avoid steep grades and respect the contours of the site.

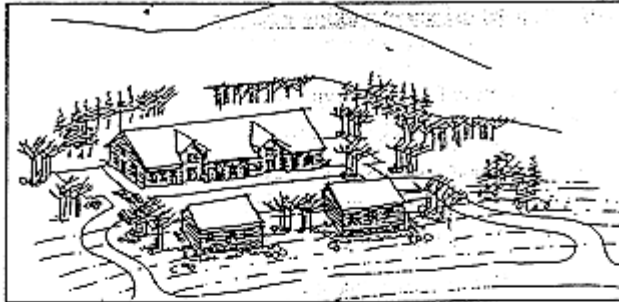


Figure 23: YES: Driveway access and circulation to commercial buildings should respect the site's contours.

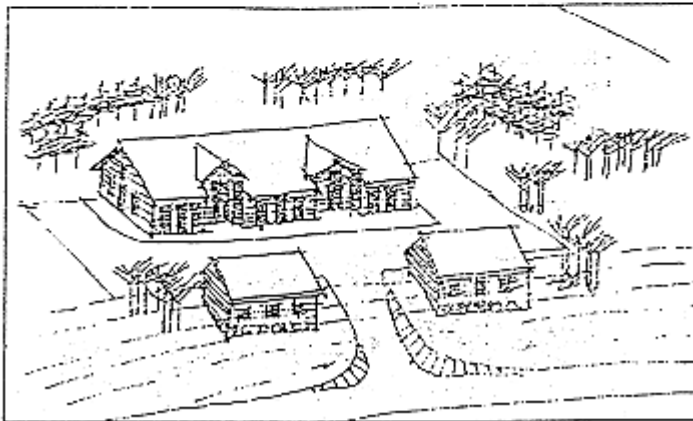


Figure 24: NO: Roads and driveways which run perpendicular to the contours of the site shall be prohibited.

+ 4. To the maximum extent feasible, driveways and covered parking shall be sited on flatter ground and, if necessary, pathways shall be provided to principal buildings. Cars need not have direct access to the front door of a principal building.

B. Provide safe, adequate off-street parking with year-round access (See Figures 25 and 26.):

+ 1. New development shall provide off-street parking as required by this zoning ordinance.

o 2. Shared driveways and shared parking areas with adjoining owners are strongly encouraged in order to reduce maintenance costs and overall impacts on the environment.

+ 3. Access to off-street parking areas shall be from a private driveway or roadway and not directly from a public street or road. Off-street parking areas shall be large enough such that persons accessing or leaving the site are not required to back out onto a public street unless the development services director or the planning commission determines that the street is not a major thoroughfare and that no safety or traffic flow problems will result.

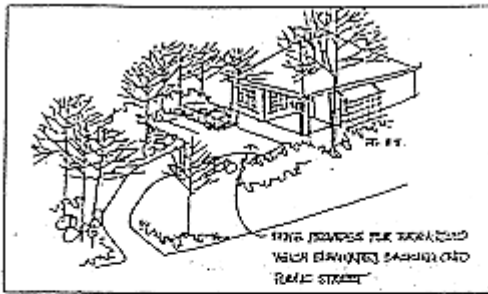


Figure 25: Provide adequate off-street parking with year around access.

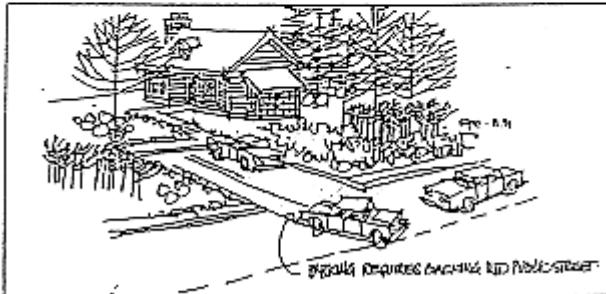


Figure 26: Off-street parking requiring backing onto major roads is discouraged.

+ 4. The location of off-street parking facilities shall comply with this chapter. Such areas shall be properly screened and be located on land proven to be suitable for development.

C. Design new roads and driveways to reduce their visual impact:

+ 1. To the maximum extent feasible, roads and driveways shall be screened using existing land forms and vegetation and any cuts and fills shall be regraded to repeat adjacent land forms. To the maximum extent feasible, long tangents shall be avoided in favor of curvilinear alignments reflecting topography, and curve side roads as soon as possible after intersection with arterial roads or highways.

+ 2. Cuts and fills for new roads and driveways shall be revegetated with native plant materials. (Ord. 1417 § 3 (part), 1998)

19.73.100 Fences.

A. Place fences to respect existing land forms, follow existing contours, and blend into the natural setting of the site (See Figures 27-29.):

+ 1. Fences as part of development on sensitive lands shall be limited to fences necessary to screen service and outdoor areas. (See also Section 19.72.030(C)(7), "Grading Standards--Retaining Walls.")

+ 2. Fencing used to screen patios, other outdoor areas, and service areas that are adjacent to buildings may be opaque. The use of natural or stained wood for such fencing is strongly encouraged. Other appropriate fencing materials include brick, rock, stone and wrought iron.

**Figure 27**

**Opaque fence may be used to screen service areas.**

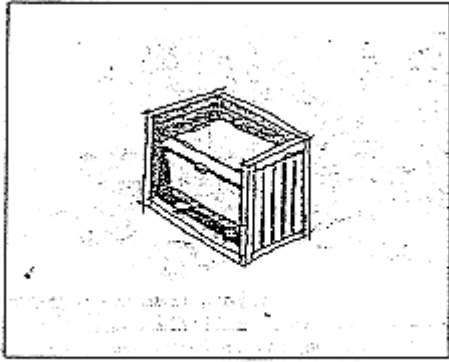


Figure 27: Opaque fence may be used to screen service areas

- + 3. The following fencing materials shall not be allowed:
  - a. Solid board;
  - b. Concrete or concrete block;
  - c. Chain link, except around telecommunications facilities and public utility compounds;
  - d. Plywood;
  - e. Painted materials; and
  - f. Vinyl, except rail fences for containment of horses.
- + 4. Wooden rail fences and low rock walls may be permitted along arterial roads and highways, and to delineate property lines.
- + 5. Fences located along property lines and arterial roads or highways are limited to a maximum of forty-two inches in height.

**Figure 28**  
**Walls and fences should respect existing land forms.**

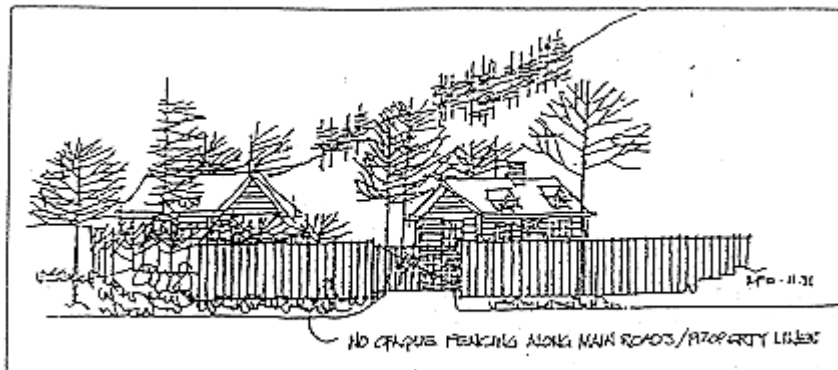


Figure 28: Walls and fences should respect existing land forms.

- + 6. Solid barrier fences located along arterial roads or highways, or placed directly on a site's front property line, are out of character with the natural setting, block views, and shall be prohibited.

**Figure 29**  
**NO: Solid barrier walls are out of character with the natural canyon setting.**

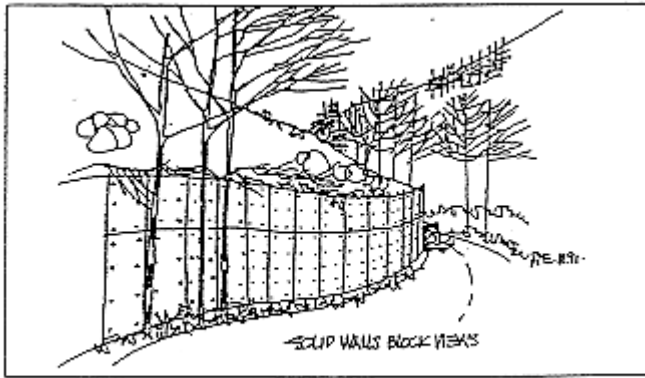


Figure 29: NO: Solid barrier walls are out of character with the natural canyon setting.

+ 7. Walls and fences shall be reviewed on a site-by-site basis (during site plan review if applicable) and shall require a building permit. (Ord. 1417 § 3 (part), 1998)

#### 19.73.110 Night lighting.

A. Locate lighting fixtures only where needed to provide for the safe movement of people on the site (See Figures 30-32.):

o 1. Bright lighting of large areas should only occur where absolutely required by safety considerations, except that lighting for outdoor recreation areas shall be permitted. However, recreation areas must be sensitive to potential impacts its outdoor lighting may have on adjoining properties.

+ B. Outdoor lighting sources shall be shielded and directional.

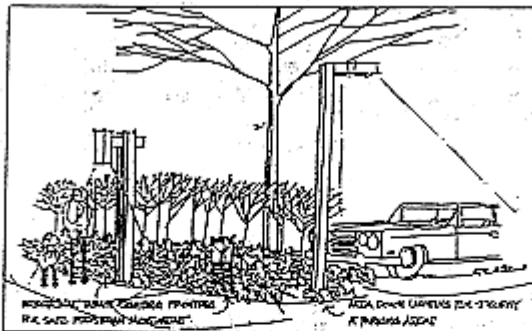


Figure 30: Lighting sources should be shielded and directional.

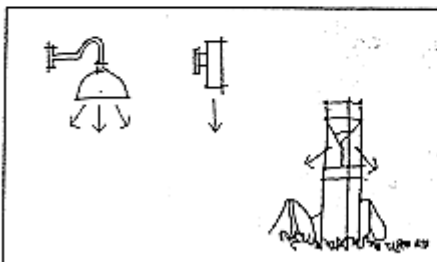


Figure 31: YES: Appropriate fixtures direct light downward.

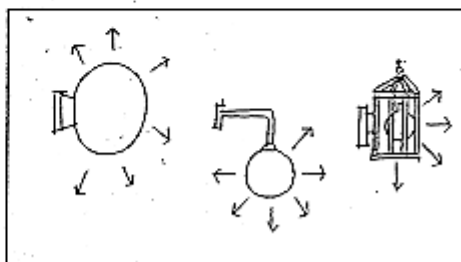


Figure 32: NO: Inappropriate fixtures direct light outward.

(Ord. 1417 § 3 (part), 1998)

